

FACTSHEET

TITLE: MISCELLANEOUS NO. 04010, requested by the Director of Planning, amending Chapter 1.0, Section 2.2, and Chapter 3.75 of the City of Lincoln Design Standards to clarify and to modify provisions of the Neighborhood Design Standards relating to porches, principal facades, garages, driveways and other standards, and to amend procedures for waivers and appeals.

STAFF RECOMMENDATION: Approval, as revised on October 13, 2004.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/13/04
Administrative Action: 10/13/04

RECOMMENDATION: Approval, as revised, with amendment (5-1: Carlson, Marvin, Larson, Sunderman and Bills-Strand voting 'yes'; Taylor voting 'no'; Carroll, Krieser and Pearson absent).

FINDINGS OF FACT:

1. These proposed amendments to the Neighborhood Design Standards are intended to adapt the original standards to guide compatible development in the wider range of areas to which they now apply. An administrative waiver process is offered to provide more flexibility in expeditiously approving projects that meet the intent of the standards. Appeal responsibility would be transferred from the Historic Preservation Commission to the Urban Design Committee.
2. The staff recommendation of approval, with the revisions submitted at public hearing on October 13, 2004 (p.17), is based upon the "Analysis" as set forth on p.2-3, concluding that the proposed amendments are in conformance with the Comprehensive Plan.
3. The proposed text changes, as recommended by the Planning Commission, are set forth on p.9-16.
4. The presentation by Ed Zimmer on behalf of the Director of Planning as the applicant, is found on p.4-5.
5. Testimony in support is found on p.5-6, and the record consists of 23 letters/e-mail communications in support (p.18-40).
6. Jerry Boyce testified with concerns about the increased costs of construction as a result of the proposed amendments (p.6), and Mark Hunzeker testified on behalf of the Home Builders Association with the same concern as well as concern for interpretation of the intent of "predominant" and "prevailing" (p.6-7).
7. The Planning Commission discussion with staff is found on p.7.
8. On October 13, 2004, the Planning Commission agreed with the staff recommendation and voted 5-1 to recommend approval, as revised by staff on October 13, 2004, with amendment regarding handicap accessibility (See Section 4, Paragraph 4.1.5 on p.12). The Commission also directed the staff to work with Mark Hunzeker to clarify the language about predominant pattern. (See Minutes, p.8). Commissioner Taylor dissented because he would rather have had any revisions to clarify the language brought back before the Planning Commission.
9. The attached draft of amendments substitutes the language "half or more" for "predominant." Staff is also working on alternative language to reflect the Planning Commission's concern with accessibility issues.

FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\2004\MISC.04010

DATE: October 19, 2004

DATE: October 19, 2004

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 13, 2004 PLANNING COMMISSION MEETING

P.A.S.: Misc #04010

PROPOSAL: To revise the text of Design Standards Chapter 1.0 (Section 2.2) and Chapter 3.75.

CONCLUSION: In conformance with the Comprehensive Plan.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

COMPREHENSIVE PLAN SPECIFICATIONS:

"Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods." (Page F 68)

"Require new development to be compatible with the character of neighborhood and adjacent uses (i.e., parking at rear, similar setback, height and land use." (Page F69)

ANALYSIS:

1. This is a request to amend the City of Lincoln Design Standards Chapter 1 General Provisions and Chapter 3.75 Neighborhood Design Standards.
2. The Neighborhood Design Standards were first adopted in 1989 to apply to Residential Conservation (R-C) Districts, a zoning overlay. Four areas were designated as R-C Districts in the 1990s. They were intended to guide compatible new in-fill residential development in well-established, higher density (R5 to R8) zoning districts. In 2000 the R-C District chapter was repealed and the Neighborhood Design Standards were applied to all new infill development in R4 through R8 residential districts within that portion of Lincoln included in the 1950 corporate limits. In 2004 the Standards were enacted to apply to R1 through R3 areas as well, within the same 1950 corporate limits.
3. The proposed amendments to the Neighborhood Design Standards are intended to adapt the original standards to guide compatible development in the wider range of areas to which they now apply. A strengthened waiver process is also offered to provide more flexibility in expeditiously approving projects that meet the intent of the Standards. Appeal responsibility would be transferred from the Historic Preservation Commission to the Urban Design Committee, in keeping with the broader range of areas now subject to the Standards.

4. Chapter 1, Section 2.2 of the Design Standards is also proposed for amendment, to conform with the proposed switch from Historic Preservation Commission to Urban Design Committee as the body that hears appeals. Revisions to Chapter 4.36 of the Lincoln Municipal Code “Urban Design Committee” will also be offered to the City Council to reflect this addition to the “Duties and Powers” of that Committee.
5. The proposed Standards are also strengthened in the areas of windows in main facades, porches, treatment of street facades on corner properties, location of garages, and front yard parking, in an effort to address concerns that have arisen in the application of the current Standards.
6. Eight letters or emails of support for the proposal have been received from individuals and/or neighborhood associations including Peggy Struwe for the Hawley Area Association, Carol Brown for the Landon Neighborhood Association, Jennifer Brinkman for the East Campus Community Organization, Greg McCown for the Near South Neighborhood Association, and Kitty Fynbu for Irvingdale Neighborhood Association (enclosed).

Prepared by:

Ed Zimmer
441-6360, ezimmer@ci.lincoln.ne.us

DATE: October 4, 2004

APPLICANT: Marvin S. Krout
Director of Planning
Planning Department

CONTACT: Ed Zimmer
Planning Department
(402)441-6360

MISCELLANEOUS NO. 04010

TO AMEND THE NEIGHBORHOOD DESIGN STANDARDS

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 13, 2004

Members present: Carlson, Marvin, Larson, Taylor, Sunderman and Bills-Strand; Carroll, Krieser and Pearson absent.

Staff recommendation: Approval, with revisions submitted on October 13, 2004.

Ex Parte Communications: None.

Proponents

1. **Ed Zimmer** of Planning staff presented the proposal and presented six additional letters in support. Zimmer also submitted a new "draft" of the proposed text, including three minor revisions. The changes include the standards relating to garages such that garages be compatible with the character of garages in the area. The changes also relate to notification of a waiver that might be offered by the Planning Director to the neighbors and to the neighborhood associations. The appeal process had identified 10 days; however, the amendment changes the appeal period to 14 days, which is a more standard provision.

Zimmer advised that the Neighborhood Design Standards date back to 1989 and were first attached to the Residential Conservation districts. They apply only to new construction of principal buildings. They are reviewed administratively. Originally, the design standards allowed appeal to Historic Preservation Commission and City Council (in 15 years, there has been only one appeal). The basic issues addressed by the design standards are orientation of the buildings with doors and windows to the street; that garage doors not be the principal feature of the front of the building; larger buildings have some architectural elements to break down the scale towards a more typical module; that required parking not be placed between the front of the building and the curb.

Zimmer further explained that in 2000, these standards were extended to all new construction in the R-4 through R-8 Residential Districts in the 1954 corporate limits. This year, the standards were extended to apply to the R-1, R-2 and R-3 Residential Districts.

This new proposal grows out of Antelope Valley and is an attempt to match the standards more closely to the broader areas where they now apply. The new proposal requires at least two windows per floor on the main facade; front porches if it is a predominant neighborhood of front porches; no exterior stairs serving second floor units on the front; garages based on the neighborhood pattern; and whatever the garage condition, the driveways in the front would not occupy more than 20'.

Zimmer believes that these new standards will provide greater administrative flexibility. The Planning Director can issue a waiver with notification to the surrounding neighbors. The appeal

process changes from the Historic Preservation Commission to the Urban Design Committee. The final appeal to City Council remains in place.

The Urban Design Committee is appointed by the Mayor and confirmed by Council, and includes a blend of design professionals and interested citizens not of design background.

Carlson confirmed that all of the new elements follow the same dynamic as they look to the surrounding properties for their appropriateness. Zimmer agreed and believes that they also strengthen the area. If there are no porches in the area, they are not required to have porches, but if there are porches, they will be required.

Bills-Strand is concerned about handicap accessibility with the requirement for porches, etc. Zimmer referred to the recently approved Liberty Village development which has zero elevation on the rear. There are typically ways to meet those multiple goals. There would also be the waiver and appeal process, if necessary. Bills-Strand struggles with the ADA issue and requiring someone who is handicapped to go in their back door instead of the front door. She would like to add language to deal with this issue.

Bills-Strand also referred to the requirement that there be no more than three air conditioner units in any required side yard provided that multiple units are 20' apart. Isn't it easier to screen them if they're closer together? Zimmer explained that that provision and the waivers are in response to the experience over the years. The current standard would only allow one air conditioning unit in a required yard. We are more often seeing duplex and tri-plexes with the air conditioning units on the same side of the building. Further, with single family houses, it is not uncommon to have more than one exterior unit. It seemed like this might help and it seemed like a worthwhile flexibility. The clustering of the sound and the impact was one of the key provisions. This was a way to grant more flexibility to a design. This feature is a loosening of the current standard.

Support

1. Kathy Beecham, 2540 C Street, incoming President of the Near South Neighborhood Association, testified in support. Near South is one of the older sections of town between 13th and 27th and South Street and G Street. On September 13, 2004, the Near South Neighborhood Association Board did vote in support of these amendments. The Near South Neighborhood Association has been a firm supporter of these design standards since their inception. This neighborhood is an excellent example of why standards such as these are important to preserve the character of the neighborhood and remain flexible to new construction. These amendments would add several design elements to the planning of any new construction and they would protect the investments made by property owners in older neighborhoods. These will help assure design compatibility for any new construction. The Near South N.A. also supports the waiver process. If these standards are met in the design phase of a new building, any additional costs can be well contained by planning ahead and builders may find them to be a worthwhile investment in their building in making the property look more attractive. These amendments will help preserve property values in many of the older neighborhoods as well as maintain them as nice places to live for owners and renters.

2. Virginia Wright testified in support on behalf of the **Lincoln Neighborhood Alliance**. On October 10, 2004, the Board of Directors voted to support the proposal because the proposed standards are a reasonable, enforceable and effective tool for maintaining the desired features of Lincoln's diverse neighborhoods, while allowing for realistic, pertinent design and construction guidance.

3. Danny Walker, testified in support on behalf of the **South Salt Creek Community Organization**; however, if there are any amendments that would weaken, modify or change the proposal, he requested that the neighborhoods be notified and that continued hearing be held. He is hopeful that this does some good for his neighborhood, but his neighborhood is located in the floodplain.

Opposition

1. Jerry Boyce, 4631 South 67th Street, a home builder who has specialized in the infill areas of older neighborhoods, advised that he has done a lot of demolition of red-tagged homes and deteriorated homes. Earlier this year, when R-1, R-2 and R-3 were included in the neighborhood design standards, he had requested a slight change pertaining to the mechanical units per side yard to make them a little more acceptable. He couldn't even build a duplex and have both units on one side of the property. He thanked the staff for making those changes. Thus, Mr. Boyce believes that the prior sins that have been committed by builders in the older neighborhoods were adequately addressed with the current standards. Most builders understand the intent of these standards so that new construction is more compatible architecturally, and he believes that the adoption of the past design standards has minimized the sins of builders.

Boyce suggested that these design standards continue to further erode affordability. One reason for building in the older neighborhoods is lower cost lots, making homes more affordable in the low income areas. Sure, we can orient a door and window to the street, but in a predominant pattern where all porches are 10 x 20, it adds a tremendous amount of cost to the construction, as well as the steps. He is also concerned about accessibility and handicap access. Rear yard garages in those cases where there are no alleys adds a lot of cost. The buying public (the lower income buyers) can't even consider a new home unless they look in the older neighborhoods where the lots are more affordable. The economic feasibility to the builder is becoming less and less all of the time. With the increasing impact fees and demolition costs, more design standards make it more difficult to build in the older neighborhoods.

Relating to the "predominant pattern", Boyce suggested that "predominant" had been considered to be ½ or more prior to this final draft. If you take 10 homes on a facing block front, it used to be 5 homes that had to have the large front porches. Now three or four homes out of those 10 could be the predominant pattern.

2. Mark Hunzeker appeared on behalf of the **Home Builders Association** in a neutral position. He agreed with the point about cost. It is very difficult to take a red-tagged house, tear it down, rebuild and do so economically. He has not had an opportunity to review the text with the staff. We used to have a fairly consistent standard where the design elements were based upon ½ or more

of the homes in a block face. We have now gone to a different standard. “Predominant” and “prevailing” are both used and they are not defined. He doubts that the intent is that three houses on the block constitute a predominant pattern.

Hunzeker also suggested that the standard on porches seems a little bit strict and a little rigid. To say that a new house must have a porch, and that front porches shall be equal in width to at least 50% of the length of the front facade and equal in depth to half the depth of the front yard, or ten feet, can constitute a fairly substantial expenditure. 50% of the facade may not be possible.

Hunzeker believes it is good to allow rear attached garages, but there needs to be a little more attention given to the terminology so that it is more clear what must be done without having to come in for interpretation. Hunzeker suggested that he could work with the staff between now and the time this goes to Council to make some changes.

Staff questions

Carlson agreed with Hunzeker as to interpretation. Zimmer stated that he would not think that three out of ten would be considered predominant. The intent is that if there is a very strong pattern, that pattern needs to be respected. If it was a variety, then another varied building did not hurt the character. This would never require more than 50% of the front facade for porches. We don’t want to require more than it would take to follow a pattern in an area, and we also want to be applying them in a way that is understandable.

Marvin asked staff to respond to Mr. Boyce’s testimony that impact fees are raising costs, because if we demolish a single family home and rebuild, there is no impact fee. Zimmer concurred. Marvin also believes that Antelope Valley is an impact fee exempt area. Zimmer again concurred. Marvin wondered whether there is a need to work on the definition of “porch”.

Bills-Strand suggested that language be added to paragraph 5 in Section 4.1, “Creating accessibility for physically handicapped shall be an exception to the requirement of front steps while working to assist a blend of architecture in the surrounding neighborhood.”

She also suggested that language be added at the end of paragraph 3 in Section 4.1, “If a neighborhood has a blend of architectural standards, as long as the exterior of the home blends into the personality of the neighborhood, it shall be permitted.” The example given was Sheridan Boulevard where there is a whole variety of styles. Zimmer’s response was that in design standards as opposed to preservation guidelines, we try to be more definitive in terms like “personality” and “compatible” which are by their nature interpreted and can be interpreted by a body such as the Historic Preservation Commission. In design standards, we seldom ask staff to judge whether something fits the “personality.” The waiver process approaches that, but a term like “predominant” is somewhat more quantitative, and “personality” more qualitative. The staff was striving to create the clarity.

Bills-Strand agreed with Hunzeker and requested that the language should be clarified between now and City Council so that there is less need for interpretation. She also pointed out that Habitat for Humanity does not allow front porches because the additional cost cannot be absorbed. We

want these houses to be able to go into these older neighborhoods. Zimmer suggested that the value of front porches can be substantial to the neighborhood.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 13, 2004

Carlson moved approval, including the amendments submitted by staff today, and including the amended language suggested by Bills-Strand regarding handicap accessibility. He also included that staff be directed to look at the language that is specific about majority and less specific about predominant pattern. The motion was seconded by Taylor.

Taylor was interested in deferral while the staff clarifies the language and then bring it back to the Planning Commission before it goes to the City Council.

Carlson believes the handicap paragraph is covered with the waiver process and the Fair Housing Act. The language might not be necessary, but it's okay to put it in. He also agrees with the numbers and the interpretation of majority. The waiver process gives more flexibility.

Bills-Strand stated that she is going to trust staff to clarify the language between now and Council. There is another opportunity for public hearing before the City Council.

Carlson believes that there has been good success with design standards because design is always the big issue. He is sensitive to affordability, but we need to protect the vast number of existing houses that represent affordable housing. You can always buy a house and fix it up. Near South is willing to contribute and help build the porches on the front of the Habitat for Humanity homes.

Motion for approval, with amendments, carried 5-1: Carlson, Marvin, Larson, Sunderman and Bills-Strand voting 'yes'; Taylor voting 'no'; Carroll, Krieser and Pearson absent. This is a recommendation to the City Council.

Amendment to Design Standards, Chapter 1.0

Section 2.2

last paragraph revised to read:

...and any request for deviation of the Neighborhood Design Standards may be approved by the ~~Historic Preservation Commission~~ Planning Director or the Urban Design Committee as provided in said design standards.

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Chapter 3.75

NEIGHBORHOOD DESIGN STANDARDS

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. INTRODUCTION

Certain areas of Lincoln within the well-established neighborhoods have evolved into relatively dense residential sections which retain much of the traditional physical character of their original lower density development. *These are areas of the City that were ~~annexed prior to~~ within the city limits on December 31, 1949, and are potentially eligible for the National Register of Historic Places.* The purpose of the Neighborhood Design Standards is to encourage rehabilitation of existing housing in such areas, while allowing necessary new construction that is compatible with the surrounding development.

The standards focus on a limited number of basic design elements which have significant effect on compatibility, such as orientation of windows and entrances toward the street, height and massing, and location of parking. The written standards are accompanied by a sketchbook which both illustrates the basic requirements and makes suggestions of additional means and ideas to achieve greater compatibility of multi-family construction. Together, the design standards and the sketchbook are intended to encourage neighborhood associations, developers, and builders to look closely at the existing features of older areas and to think about the effect new building design has in those neighborhoods. These standards and suggestions cannot guarantee good design—only the talents and efforts of owners, designers, and builders do that—but they hopefully will eliminate certain design features that most negatively impact the character of older neighborhoods. *(Amended 3-1-2004; Resolution No. A-82591).*

Section 2. WORK REQUIRING REVIEW

The design standards apply to new construction of principal buildings on land located within the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 districts, and subsequent modifications to those buildings, provided such land was ~~annexed and made part of~~ within the corporate limits of the City prior to on December 31, 1949.

The following categories of work do not require review under the Neighborhood Design Standards (although other building and zoning codes may apply):

1. Alterations to buildings existing at the date of enactment of these standards (date);
2. Landscape changes to existing developed sites;
3. Construction of accessory buildings on existing developed lots;
4. Any interior aspects of new or existing construction.

(Amended 3-1-2004; Resolution No. A-82591).

Section 3. APPLICATION AND REVIEW PROCESS

The review process for the Neighborhood Design Standards in the R-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8 districts is designed to parallel the current building permit review process. That is, review for compliance with the Neighborhood Design Standards will take place at the same time that other components of the building permit are examined. In doing so, all attempts are made to avoid increased time for review and approval. To facilitate this administrative review process, the applicant will be requested to submit certain additional items with the normal building permit application. Those items are as follows:

1. At least one black or blue line print showing the principal street facade, the side facades, and the site plan of the proposed building.

~~2. A photograph or photographs showing the site and adjacent buildings.~~
(Amended 3-1-2004; Resolution No. A 62-91).

Section 4. GENERAL REQUIREMENTS

4.1 Building Elements

1. New buildings shall utilize a roof type and pitch commonly found within the same and facing block front. Hipped or gable roofs with pitch of at least 22.5 degrees (6/12 pitch) are acceptable for any project regulated by the Neighborhood Design Standards in any district. Roofs of lower pitch and other types may be compatible in specific districts, and can be proposed and approved on an individual basis. In such cases, the applicant should cite specific examples within a block of the project location ~~the district~~ comparable to the proposed building in height and to the proposed roof in type and pitch.
2. Existing residential structures within established neighborhoods typically share similar design features, such as a common orientation to the street, open in the location of entrances, windows, and porches. New buildings shall provide at least two openings (combination of windows or door) per story oriented to the street and shall provide including at least one window and an entrance to a dwelling unit or to a hallway leading to a dwelling unit.

On corner properties with two required front yards, the principal facade for purposes of orientation (requiring door and windows) shall match the pattern of half or more of the houses on the same and facing block fronts, if such a pattern exists. The other required front yard shall not be required to have an entrance to a dwelling unit but shall meet other requirements for a principal facade (regarding windows, limitations on garage doors, and building length).

3. Use of Front porches is strongly encouraged. are required, when half or more of the houses on the same and facing block fronts or on adjacent blocks have front porches. Front porches shall be equal in width to at least 50% of the length of the

front facade and equal in depth to half the depth of the front yard, or ten feet, whichever is less. Smaller porches may be approved based on evidence that half or more of the houses on the same and facing block fronts or on the adjacent block faces have smaller porches.

4. Exterior stairs serving second floor units are not allowed on street facades.

5. The elevation of the first floor level of new dwellings shall generally match the pattern of half or more of the houses on the same and facing block fronts. In other words, if the first floor of most houses in an area are positioned three or four steps above the prevailing grade, new dwellings should have a similar height of first floor, and if most surrounding houses are one or no steps above grade, new construction should match this characteristic.

Creating accessibility for physically handicapped shall be an exception to the requirement of front steps while working to assist a blend of architecture in the surrounding neighborhood. (Amended by Planning Commission, 10/13/04.)

(These Design Standards do not supercede floodplain or accessibility standards but neither are these Standards waived for those other public purposes. Good design and planning can meet multiple objectives.)

6. In areas subject to these Standards that do not have prevailing patterns (such as new streets developed as Community Unit Plans [CUPs]), the general intent is to produce dwellings which are oriented to principal access ways and have the "neighborly" design characteristics called for in these standards, while respecting the creative design elements fostered by CUPs.

7. Garages, if constructed, shall follow the pattern of half or more of the residential properties on the same and facing block front, such as:

- a. if the pattern in an area is that garages are located behind the house, a pattern of rear garages shall be followed;

- b. if the pattern in an area is that garages are attached or the garages are part of the main building with doors facing the street, doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street facade. Garage doors are permitted in the main plane of the facade or forward of the main plane only when documentation is provided that such a feature is the pattern of half or more of the houses in an area (such as post-World War II "ranch" houses)

- c. if there is no garage pattern shared by at least half of the residential properties on the same and facing block front, garages may be attached and face the street provided the garage portion of the building is set back from the main plane of the principal facade at least five feet.

8. Height of new buildings should be similar to that of existing residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, built prior to December 31, 1949 on the contiguous block face, provided that:
- a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and
 - b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than an existing, adjacent building. Taller structures may be approved on a case-by-case basis, when a steeper roof would increase compatibility between the new building and adjacent older residences.
9. In order to encourage variation of the front elevation, up to twenty-five percent (25%) of the length of the principal street facade may be constructed up to two feet (2') into the required front yard. Use of this provision, however, cannot increase the extension of porches into a required front yard beyond that otherwise allowed in Sections 27.71.100 and 27.71.110 of the Zoning Ordinance.
10. The rhythm of similar width houses on similar width lots does much to establish the character of Lincoln's established residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the existing adjacent buildings. Designs will be bound to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

4.2 Yards and Open Space

1. Elevated walkways, or balconies serving more than one unit shall not be located on a portion of the building facing a front or side yard, nor shall open space credit be given for any walkways or balconies.
2. Entrances to the building shall not be located on a portion of the building facing a side lot line unless the entire building is at least ten feet (10') from that side lot line.
3. No more than one mechanical unit, such as air conditioning units, shall be located within each required front or side yard and not more than three in any required

side yard, provided that multiple units are spaced at least twenty feet apart. Such accessory structures will be screened from adjacent properties if located within a required front yard or within ten feet (10') of a side lot line.

4. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the city's Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50') of street frontage.

4.3 **Parking**

1. No required parking space shall be allowed between the building and the front property line in the R-5, R-6, R-7 and R-8 districts. Driveways and parking aprons in the front yard may not measure more than 20 feet wide.
2. Trees in addition to any others required elsewhere shall be planted within five (5) feet of a parking area at the rate of one tree for every six (6) parking spaces.
3. Parking areas of four or more stalls shall be screened from adjacent properties. Fences may be used for screening rear yards.

Section 5. **WAIVERS AND APPEAL**

If the proposed building plan is found to be not in compliance with Neighborhood Design Standards, the applicant may appeal that finding to the Director of Planning, who may waive strict conformance with the Standards upon written finding that the design enhances its setting and meets the intent of the Neighborhood Design Standards. Owners of adjacent property within 200 feet shall be notified by first class mail of such waivers, along with the neighborhood or homeowners association, if any, for the area of the property.

Decisions of the Planning Director may be appealed to the Historic Preservation Commission Urban Design Committee within fourteen (14) days of the date of the notification mailing. The applicant party appealing should provide the Commission Committee with any information that demonstrates whether or not the proposed design is compatible with the affected underlying zoning district and whether it meets the intent of the Neighborhood Design Standards.

The Historic Preservation Commission Urban Design Committee shall review the proposed design and any additional information, and shall make a written finding upholding or reversing the administrative decision. The Commission Committee may find a design compatible that varies from specific design standards, but meets the overall intent of the Neighborhood Design Standards. If the Commission Committee upholds an administrative finding that a design is not compatible, the Commission Committee may recommend changes to the proposed building permit application in order to meet the intent and purpose of the Neighborhood Design Standards.

~~If the Historic Preservation Commission upholds a finding of non-compatibility, the applicant may appeal this finding to the City Council. Findings and actions of the Urban Design Committee may be appealed within 14 (fourteen) days to the City Council by a letter filed with the City Clerk. The City Council shall review the Commission's Committee's recommendations in considering the applicant's request to modify or waive any of the Neighborhood Design Standards. If the Council approves a waiver(s) to these standards, the applicant may resubmit the building plans for building permit review. Should Council affirm the recommended changes by staff or Historic Preservation Commission Urban Design Committee, the applicant shall make such changes prior to resubmitting the building permit application.~~

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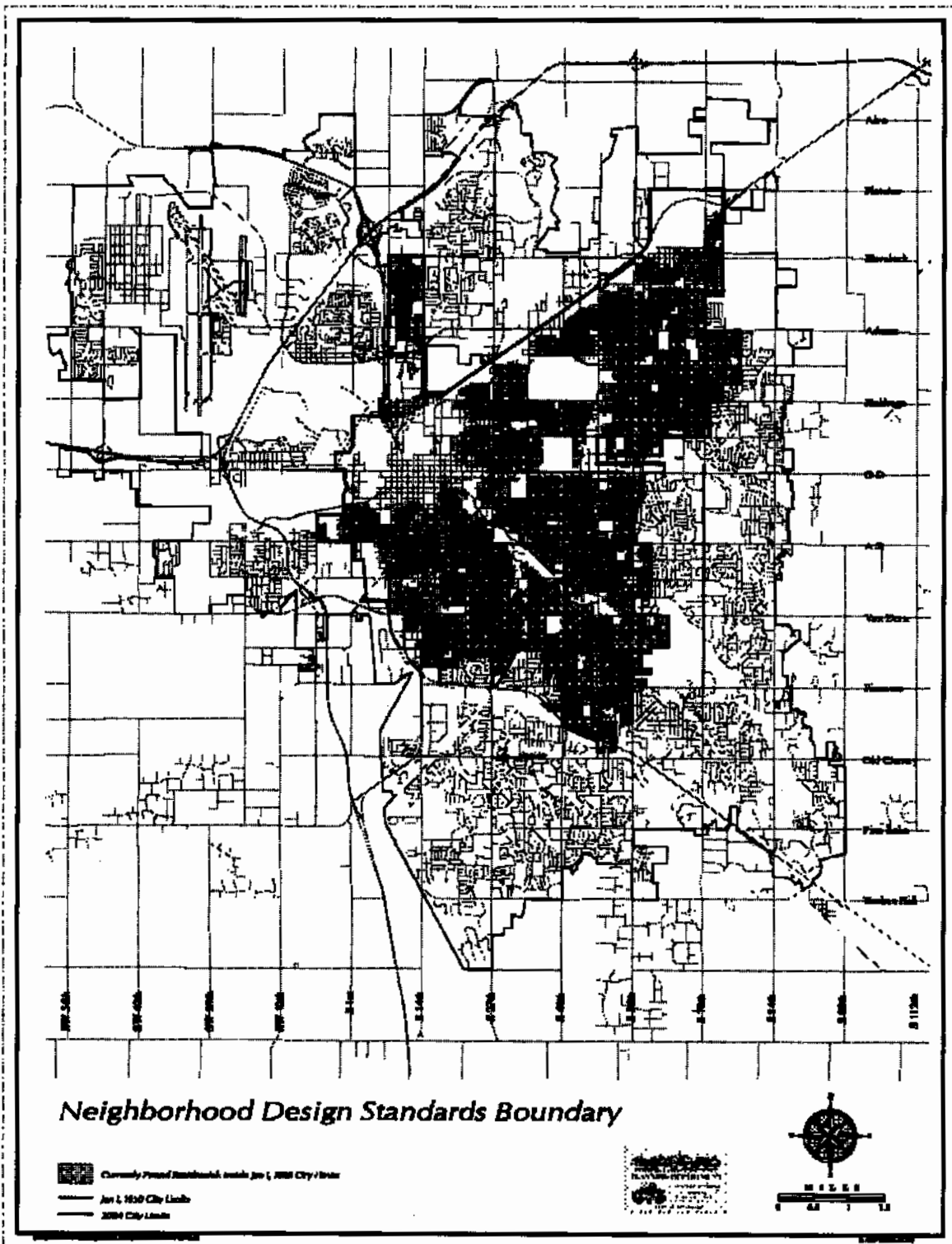
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Edward Zimmer

10/07/2004 12:01 PM

To: Jean L Walker/Notes@Notes
cc: Marvin S Krout/Notes@Notes, shenrichsen@ci.lincoln.ne.us, Ray F Hill/Notes@Notes
Subject: Updated recommendation on Neighborhood Design Standards

to: Planning Commission
c/o: Jean Walker
re: **Misc.04010**--Improvements to recommended language on Neighborhood Design Standards
appeal process
date: October 7, 2004

It has been pointed out to me (correctly, in my opinion) that the proposed language in Miscellaneous 04010 pertaining to the appeal process is unduly complicated.

In the section in question, which is the last paragraph of Chapter 3.75 "Neighborhood Design Standards," the current proposed text reads:

~~If the Historic Preservation Commission Urban Design Committee upholds a finding of non-compatibility the Planning Director, the applicant party appealing may appeal this finding to the City Council. The City Council shall review the Commission's Committee's recommendations in considering the applicant's request to modify or waive any of the Neighborhood Design Standards. If the Council approves a waiver(s) to these standards, the applicant may resubmit the building plans for building permit review. Should Council affirm the recommended changes by staff or Historic Preservation Commission Urban Design Committee, the applicant shall make such changes prior to resubmitting the building permit application.~~

A simplification that better expresses the intent would be to replace that first sentence so that the paragraph reads:

Findings and actions of the Urban Design Committee may be appealed within 10 days to the City Council by a letter filed with the City Clerk. If the Historic Preservation Commission upholds a finding of non-compatibility, the applicant may appeal this finding to the City Council. The City Council shall review the Commission's Committee's recommendations in considering the applicant's request to modify or waive any of the Neighborhood Design Standards. If the Council approves a waiver(s) to these standards, the applicant may resubmit the building plans for building permit review. Should Council affirm the recommended changes by staff or Historic Preservation Commission Urban Design Committee, the applicant shall make such changes prior to resubmitting the building permit application.

The Urban Design Committee endorsed (5-0) the recommendations of Misc. 04010 and recommended corresponding changes to Chapter 4.36 "Urban Design Committee" to enable their role as the appeal board for Neighborhood Design Standards. Those changes will be proposed to the City Council on behalf of the Committee.



City of Lincoln
Planning Commission Members
October 13, 2004

RE: NEIGHBORHOOD DESIGN STANDARDS

Good Afternoon:

I'm here as President of the South Salt Creek neighborhood to speak in favor of the Neighborhood Design Standards (Chapter 3.75) as presented within the contents of the proposed Draft I have in my possession. **HOWEVER**, if **ANY** amendments what-so-ever have been submitted to weaken, modify or change in any way the original intent of aforementioned Draft as presented to the South Salt Creek Community Organization Board Members I respectfully request that said amendments be made available to the public and **ALL** neighborhood associations for additional review and discussion with **PUBLIC HEARINGS** to be continued at a later date.

The Draft as submitted would hopefully have a positive effect on my neighborhood due to the fact my neighborhood has suffered as a result of what seems to be unsightly building complexes that simply do not fit in with the basic overall design of the older surrounding homes in the South Salt Creek Neighborhood.

Keep in mind; a majority of new construction in my neighborhood is in fact located in Salt Creek Floodplains. (Some with less than fifty years protection, which the City of Lincoln cannot guarantee simply due to the fact they have no idea what-so-ever where the **CURRENT** Salt Creek floodplain is actually at)

As a result of being built in floodplains one of **TWO** things must happen, either the garages must be located on the ground floor **OR** fill dirt must be brought in which unfortunately in all actuality allows the new structure to stand out more.

Please keep one thing in mind; the survival of older neighborhoods in Lincoln depends heavily on **ACTUAL** home ownership **NOT** complexes that afford multiple occupants

Respectfully submitted

Danny E. Walker
Danny E. Walker

LINCOLN NEIGHBORHOOD ALLIANCE

Wednesday, October 13, 2004

SUPPORT PROPOSED DESIGN STANDARDS

The Board of Directors of the Lincoln Neighborhood Alliance voted on Sunday, October 10, 2004 to support the Planning Department (Ed Zimmer) proposed Design Standards. Through a lengthy process of discussions with the interested parties, the proposed standards are a reasonable, enforceable, and effective tool for maintaining the desired features of Lincoln's diverse neighborhoods while allowing for realistic, pertinent design and construction guidance.

Virginia K. Wright, MS
814 Lyncrest Drive
Lincoln, NE 68510-4022
402-489-6239



To: Planning Commission

From: Hawley Area (Neighborhood) Association Board

Topic: Neighborhood Design Standards

On behalf of the Hawley Area Association, we support the Neighborhood Design Standards. All of us living in older areas of the city have 'slip ins' which do not reflect the surrounding housing structure and design. They stand out and look out of place.

New housing stock, whether it is apartments, duplex or single family housing, should follow the design of the other housing predominate on the block and in the area. For this reason, neighborhood housing standards are needed.

Peggy Struwe, President Hawley Area Association
530 North 25th Street
Lincoln, NE 68503



Jean L Walker

09/29/2004 08:08 AM

To: Edward Zimmer/Notes@Notes, Stephen S Henrichsen/Notes@Notes,
Marvin S Krout/Notes@Notes

cc:

Subject: Design Standards

Ed - another one for your NDS report.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

----- Forwarded by Jean L Walker/Notes on 09/29/2004 08:08 AM -----



"Carol B"

<carolserv@hotmail.co
m>

To: plan@cl.lincoln.ne.us

cc:

Subject: Design Standards

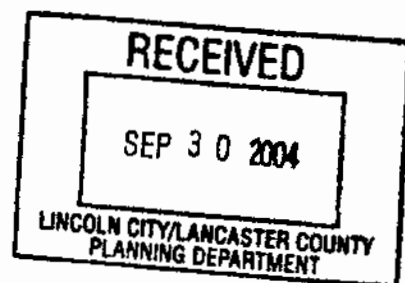
09/28/2004 08:09 PM

Jean,
Could you pass this along for me please?
Thanks,
Carol

Dear Planning Commissioners and Planning Department:

Landons Neighborhood Association would like to cast its support for the proposed Neighborhood Design Standards, being brought forward by Ed Zimmer from the Planning Department. We feel that these changes would create residences that complement the original architectural design elements of the existing character in a neighborhood. Neighborhood Design Standards has had great success by encouraging rehabilitation of existing houses and promoting compatibility in the design of new construction. These new amendments are now proposed to refine and strengthen the already successful standards. Please consider adoption of these standards.

Thank you,
Sincerely,
Carol Brown
Secretary Landons Neighborhood Association



September 23, 2004

Lincoln-Lancaster County Planning Commission
Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Dear Members of the Planning Commission:

On behalf of the East Campus Community Organization Board of Directors, I am writing to express our support for Miscellaneous Item #04010, which would amend the current ordinance text regarding porches, garages, street facade & orientation, exterior stairways, and driveways with regard to Neighborhood Design Standards. The Board voted unanimously to support this concept at our September 9, 2004 meeting.

The East Campus neighborhood has witnessed the construction of several new residences under the current neighborhood design standards. We are confident that the proposed changes will ensure that additional new construction will better reflect the character and architecture of our existing neighborhood. We are especially supportive of the provisions regarding street facades and orientation because of our recent experience.

We are also pleased to see proposed changes regarding garages and driveways included in this proposal. We value the historical nature of some sections of our neighborhood and believe designing garages to match the predominate orientation of the block will help us preserve that history. In addition, we constantly struggle to accommodate the parking needs of individuals visiting the University of Nebraska-Lincoln East Campus. We understand the desire to provide additional parking, but applaud the proposed change that will discourage paving most of the front yard. We believe the application of these amendments will enhance our ability to preserve the unique character of our neighborhood.

I urge your support for Miscellaneous Item #04010. Thank you for your consideration.

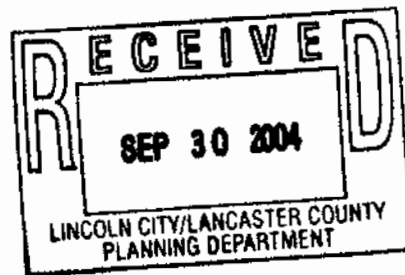
Sincerely,

Jennifer J. Brinkman
President



Mayor Coleen Seng
Council Members
Planning Commission
Planning Department

September 30, 2004



At our monthly board meeting of September 13, 2004 the Near South Neighborhood Association voted in support of the amendments to the Neighborhood Design Standards (Misc #04010). NSNA has been a firm supporter of Neighborhood Design standards since their creation over twenty years ago, and the Near South neighborhood serves as an outstanding example of the importance of these design standards. The new amendments would add several very important design elements into the planning of any new construction. These changes will protect the investments that property owners have made in our existing neighborhoods by helping ensure design compatibility for any new construction of a principle building.

Near South Neighborhood Association thanks you for your attention to this important matter. We urge your careful consideration, and would appreciate your vote of support.

Sincerely,

Greg McCown - President

023



Remalone36@aol.com

10/03/2004 11:42 AM

To: plan@ci.lincoln.ne.us

cc:

Subject: Support of Neighborhood Design Standards !!

I Support Neighborhood design standards !!!!

Renee Malone - Clinton Neighborhood

NEIGHBORHOOD DESIGN STANDARDS

Amending text for porches, garages, street façade & orientation, exterior stairways, and driveways within the Neighborhood Design Standards.

The Neighborhood Design Standards have been a great success in encouraging rehabilitation of existing houses and promoting compatibility in the design of new construction. The standards apply only to the construction of a principle new building not rehabs or additions. New amendments are now proposed to refine and strengthen the already successful standards. The amendments address such design elements as street façade & orientation, porches, exterior stairways, garages, and driveways. These changes continue the approach of asking that new buildings respect the design characteristics of the existing block. Highlights include:

- **Street façade and orientation:** New buildings shall provide at least two windows or doors oriented to the street. Also, on corner properties, the principal façade requiring the doors and windows shall match the predominant pattern on the block.
 - **PORCHES:** Front porches equal to 50% of the length of the front façade are required, when half or more of the houses on the block have similar front porches.
 - **EXTERIOR STAIRWAYS:** Exterior stairs serving second floor units are not allowed on the street façade.
 - **GARAGES:** New buildings should design their garages to match the predominate orientation of the block. On blocks with detached garages in the rear, the new building should also have its garage in the rear. If the predominant pattern is attached or garages as part of the main building, then that pattern should be respected.
 - **DRIVEWAYS:** To avoid paving most of the front yard, driveways and parking aprons in the front yard may not measure more than 20 feet wide. Parking areas of four or more stalls in the rear shall be screened from adjacent properties.
-



"Kitty Fynbu"
<misskitty@neb.rr.com>
>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: support for design standards

10/04/2004 07:55 AM

Members of the council-

The Board of the Irvingdale Neighborhood Association supports the revised version of Design Standards for existing neighborhoods. The standards are intended to encourage neighborhood associations, developers, and builders to look closely at the existing features of older areas. New construction should not detract from the existing character of neighborhoods, but should create residences that harmonize with the original architectural design elements.

Thank You

Kitty Fynbu
President, INA



Cassandra Volanges
Stajduhar
<cassandravolanges@
yahoo.com>

To: plan@ci.lincoln.ne.us
cc:
Subject: support design standards

10/04/2004 09:34 PM

I hope that the planning commission will adopt the new amendments to the Neighborhood Design Standards; they offer an opportunity to support wise growth in older Lincoln neighborhoods.

Sincerely,
Cassandra Stajduhar
1990 C Street
Lincoln, NE 68502



Kathleen Jacobson
<jacobson_rk@yahoo.
com>

To: plan@ci.lincoln.ne.us
cc:
Subject: Neighborhood Design Standards

10/05/2004 10:46 AM

Planning Department,
We would like to lend our support to the amending text
for porches, street facade & orientation, exterior
stairways and driveways within the Neighborhood Design
Standards.

As residents and members of the Near South
Neighborhood Association we believe that the
character of our neighborhood can be continued and
improved with the passage of these additional
standards.

The improved sidewalks in our area is also greatly
appreciated. Keep up the good work!

Russell and Kathleen Jacobson
2410 C Street
Lincoln

Do you Yahoo!?

Declare Yourself - Register online to vote today!

<http://vote.yahoo.com>

IN SUPPORT

ITEM NO. 3.4: MISCELLANEOUS NO. 04010
(p.45 - Public Hearing - 10/13/04)



Sheryl.Schultz@us.tele
x.com

To: plan@ci.lincoln.ne.us
cc:
Subject:

10/05/2004 10:42 AM

I have just read the amendments to the Neighborhood design standards & I feel it is a good idea & addition to the rules the older neighborhoods already have in place.
I would recommend passage of this at your meeting Oct. 13,2004.

Thanks



LDavidAnderson@aol.
com

10/05/2004 08:18 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Neighborhood Design Standards

Dear Planning Department and Planning Commission members:

I own and manage 40 apartments in older neighborhoods. I support the proposed new design standards which are currently being discussed by you.

These standards will attract and help keep good and stable tenants in the older neighborhoods by making the neighborhoods attractive places for people to live. Long term tenants have a stake in their community and these stakeholders help maintain a quality of life which is attractive to new comers as well.

Please vote for the new design standards.

David Anderson
Anderson Berry Properties
1834 G Street
Lincoln, NE 68508

402/476-6007 432-1955

IN SUPPORT

ITEM NO. 3.4: MISCELLANEOUS NO. 04010
(p.45 -Public Hearing- 10/13/04)



Marge Schlitt
<margeschlitt@mindsp
ring.com>

To: plan@ci.lincoln.ne.us
cc:
Subject: Design Standards

10/06/2004 01:10 PM

Dear Planning Department and Planning Commission,

Yes, I live on the back end of the Sunken Gardens block, and I very much approve of the proposed design standards. If these had been in effect for the past 30 years, our neighborhood would be much improved! These standards would prevent further deterioration.

Actually, I think these standards should apply to the entire city of Lincoln, not just the "historic area." I am appalled at some of the new construction. How can people who live in these areas where only the garage is visible from the street ever build community with their neighbors? How could a neighborhood watch program be effective there?



"Leirion Gaylor Baird"
<leirionandscott@earth
link.net>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Please support Neighborhood Design Standards amendments

10/07/2004 01:44 PM
Please respond to
Leirion

Dear Members of the Planning Commission,

I write to request that you please give serious consideration to amending the Neighborhood Design Standards. As a Lincoln resident, I am continually both impressed and saddened by the appearance of our city's historic neighborhoods. Beautiful examples of Prairie Style architecture stand proudly, yet "slip-ins" that share no architectural features with the surrounding residences detract from the aesthetic beauty of older neighborhoods.

Two years ago, my husband and I purposefully chose to buy an old home in a section of the Franklin Heights District where there were fewer unattractive apartment buildings; we passed on some beautiful places in the Near South neighborhood because of the eyesore apartment buildings next door. Please support the proposed amendments that ask new buildings to respect the design characteristics of the existing block. These changes would do much to prevent any further dissonance in neighborhoods and would surely make them more attractive places to live for prospective home buyers.

Respectfully yours,
Leirion Gaylor Baird

Leirion Gaylor Baird
leirion@aya.yale.edu

IN SUPPORT

ITEM NO.3.4: MISCELLANEOUS NO. 04010
(p.45 - Public Hearing - 10/13/04)



Blake and Laura
Edwards
<bedwards@neb.rr.co
m>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Neighborhood Design Standards

10/10/2004 08:43 PM

I would like to send our support for the proposed amendments to the existing Neighborhood Design Standards. Only good things could come from this and I hope these will all be approved.

Thanks
Blake and Laura Edwards
1862 Harwood Street
Lincoln, NE 68502



"Linda Wibbels"
<linda.wibbels@woods
bros.com>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Neighborhood Design Standards

10/11/2004 11:09 AM

Dear Members of the Planning Commission:

I would like to give my strong support for the proposed amendments to the existing Neighborhood Design Standards.

Linda Wibbels
Woods Bros Realty
3737 South 27th Street
Lincoln, Nebraska 68502
Phone: 402-730-0203
Fax: 402-434-3510



"Mike Fitzgerald"
<mfitzgerald@necattle
men.org>

10/12/2004 08:23 AM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Neighborhood Design Standards

October 12, 2004

Dear Planning Commissioners and Planning Department:

On behalf of members of the Witherbee Neighborhood Association (33rd to 56th, O to Randolph), I am writing to request that you support the proposed Neighborhood Design Standards. The WNA voted in September to support the proposal and to request that the Planning Commissioners and Planning Department do the same.

We believe these changes would create residences that complement the original architectural design elements of the existing character in a neighborhood. Neighborhood Design Standards has had great success by encouraging rehabilitation of existing houses and promoting compatibility in the design of new construction. These new amendments are now proposed to refine and strengthen the already successful standards.

Witherbee Neighborhood Association goals include working for stability, including reasonable, well-planned development, within the Association's borders.

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

Witherbee Neighborhood Association residents live in the heart of <?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" />Lincoln and are working to preserve and enhance the best elements of the area for the benefits of residents here as well as for those throughout Lincoln. Homeowners and other residents within the Association's borders support the proposed changes as a tool to help protect the character of this and other residential areas.

We believe that residents, developers and city leaders, have an obligation to work to make the best of our neighborhoods and city. We welcome investments and recognize their importance, but it is reasonable that developers should rehab or build structures to match or enhance the character of surrounding properties. To do otherwise contributes to a downward spiral of properties that are neither aesthetically pleasing or economically beneficial to the surrounding neighborhood or to Lincoln.

Thank you for your consideration of this important matter,

Mike Fitzgerald, Past President
Witherbee Neighborhood Association



"Samuel"
<swineberg@neb.rr.com>
m>

10/12/2004 09:15 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Proposed Changes in the Neighborhood Design Changes laws

Dear Members of the Planning Commission:

I live at 416 E Street in the oldest part of Lincoln and I would like my voice to be heard. It has come to my attention that changes are being proposed to Chapter 3.75 of the Planning regulations. I would like my voice to be heard concerning this matter.

I hope that the proposed changes reflected in the draft is what is planned on being passed as I am all for it!

This would allow the neighborhoods and the city help control "odd" buildings in neighborhoods that stand out and distract from the beauty of the neighborhood. I live in the oldest part of Lincoln, the South Bottoms, and we have had buildings being built that do NOT look anything like those around it. These newer structures are actually an eye sore and a distraction to our neighborhood, which happens to be a Historical Neighborhood, and upsets the natural flow of our older neighborhood.

To allow this amended sections to pass would HELP us keep our neighborhood "even" and pleasant to look at. I am not against change, just change that changes the reason why I bought my home in this neighborhood. Help keep the older neighborhoods uniform and a pleasure to drive through and not a line of walls and parking lots like a lot of the newer developments are.

So, PLEASE vote **FOR** all of the amended changes to **Chapter 3.75** dealing with **NEIGHBORHOOD DESIGN STANDARDS!**

Respectfully submitted,

Samuel Wineberg
PO Box 84245
Lincoln, NE 68501-4245
(402) 477-8529



"Deb"
<NEeaglelady@neb.rr.
com>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Proposed Changes in the Neighborhood Design Changes laws

10/12/2004 09:15 PM

Dear Members of the Planning Commission:

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To allow this amended sections to pass would **HELP** us keep our neighborhood "even" and pleasant to look at. I am not against change, just change that changes the reason why I bought my home in this neighborhood. Help keep the older neighborhoods uniform and a pleasure to drive through and not a line of walls and parking lots like a lot of the newer developments are.

So, PLEASE vote **FOR** all of the amended changes to **Chapter 3.75** dealing with **NEIGHBORHOOD DESIGN STANDARDS**!

Respectfully submitted,

Deborah Cole, CMA
PO Box 84245
Lincoln, NE 68501-4245
(402) 477-8529



erickson.zink@att.net

10/12/2004 07:46 PM

To: plan@ci.lincoln.ne.us
cc: jcs4930@hotmail.com (Janelle Schmale)
Subject: Neighborhood Design Standards

I am writing as a Board member of the University Place Community Organization (UPCO) to convey the support of the UPCO Board for the proposed amendment to Chapter 3.75 of the Neighborhood Design Standards (agenda item Miscellaneous # 04010) on the Planning Commission's agenda.

At it Board meeting tonight (11-12-04) the UPCO Board passed the following resolution in support of this proposal to strengthen the current neighborhood design standards.

UPCO Policy Resolution on Strengthening Neighborhood Design Standards

11/12/04

The University Place Community Organization (UPCO) expresses its support for proposals currently being considered that would strengthen neighborhood design standards as a way to encourage the rehabilitation of existing housing and promote capability in the design of new construction. UPCO supports the proposed new amendments to the design standards that will encourage neighborhood associations, developers, and builders to look closely at existing features of older neighborhoods (street façade and orientation, porches, exterior stairways, garages, and driveways) as plans are developed for new construction in these areas so that the new construction does not detract from, and harmonizes with, the existing character of the neighborhood.

--

Larry K. Zink
UPCO Board member
4926 Leighton Ave
Lincoln, NE 68504
464-6937



Shawn Ryba
<SRyba@lincoln-actio
n.org>

10/13/2004 12:14 PM

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: Please support amendments to neighborhood Design Standards

This e-mail is to encourage your support of the new amendments to the Neighborhood Design Standards that will address street facade and orientation, porches, exterior stairways, garages, and driveways. In the Near South Neighborhood the apartments with doors on the side or back of property are usually a problem around me. I see a lot of traffic in and out mostly in the evenings from the properties that have doors that exit on side or in rear by the alley. I believe it is drug trafficking and report it to the police most of the time, but believe my time would be better spent not having to call all the time. I am asking you to support the purposed ammendments to the Neighborhood Design Standards. One may argue that safety is often a matter of perspective, but if a neighborhood is perceived to be unsafe the quality of life and livability of that neighborhood declines. Thank you for your time!

Shawn Ryba



"Reynaldo Sifuentes"
<rsifuentes@neb.rr.com>
m>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Design Standards

10/13/2004 11:36 AM

To Planning Commissioners:

I am writing this in support of the proposed changes to the infill Design Standards. The current standards were a good beginning and the proposed changes enhance and clarify the existing standards.

One comment on entrance doors--yes, they should face the street if that's the norm for a particular street, but in the case of a 4-6 plex I would support multiple entrance doors facing the street. I have several of the awful '70's 'slip-ins' nearby. When houses/apts. are wedged side-by-side as they often are when 4-12 plexes replace single family homes, there becomes a safety issue when you have neighbors who enter their apts. through side or rear entrances. It is even more unnerving when there is heavy traffic at one of these buildings. In those instances I usually assume it is drug traffic. One may argue that safety is often a matter of perspective, but if a neighborhood is perceived to be unsafe the quality of life and livability of that neighborhood declines. Thank you for your time, Pat Anderson-Sifuentes

Dear Honorable Planning Commissioners,

I am writing to encourage you to support the amendments to the Neighborhood Design Standards. As a resident in one of the first "suburbs" of the original plat of Lincoln, I know that these changes will help protect the existing homes in our neighborhood. Over the years, many buildings have been built that in no way fit the character of the existing neighborhood. New buildings should be built to blend with the existing architecture. These standards will help significantly. Please vote in support of these changes.

Jeff Tangeman - President, Everett Neighborhood Association